

# Cauldwell

PROPERTY SERVICES



## 23 Sakura Walk

Willen Park, Milton Keynes, MK15 9EJ

£399,995



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## ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing. Wood flooring

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Extractor fan. Tiled flooring.

## KITCHEN

12'4" x 8'0" (3.78 x 2.45 )

into bay

Double glazed bay window to front. Fitted with a range of wall and base units with worksurfaces with upstands. Electric oven, four ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Fitted microwave. Sink drainer and mixer tap. Undercupboard lighting. Plumbing for dishwasher. Tiled flooring.

## LIVING/DINING ROOM

16'4" x 14'11" (5.00 x 4.55)

Double glazed window to rear and double glazed French doors to rear. Two radiators. Television point. Understairs storage cupboard. Wood flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Stairs to second floor landing. Airing cupboard.

## BEDROOM TWO

8'4" x 12'7" (2.55 x 3.85)

Double glazed window to front. Radiator. Built in wardrobes

## BEDROOM THREE

10'1" x 8'4" (3.08 x 2.55)

Double glazed window to rear. Radiator. Built in wardrobes.

## BEDROOM FOUR

Double glazed window to front. Radiator. Internet point.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising walk in shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Shaver point. Tiled walls and flooring.

## SECOND FLOOR LANDING

Stairs from first floor. Door to main bedroom.

## MAIN BEDROOM

16'0" x 13'1" (4.90 x 4.00 )

to wardrobes

Double glazed window to front. Radiator. Access to loft space. Built in wardrobes. Storage cupboard. Television point. Arch to dressing room.

## DRESSING ROOM

8'8" x 6'2" (2.66 x 1.89)

Double glazed sky light window to rear with fitted blinds. Fitted wardrobe. Radiator. Door to ensuite.

## ENSUITE

Double glazed sky light window to rear with fitted blind. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Shaver point. Tiled flooring.

## FRONT GARDEN

Small garden with shingle stone and hedging.

## PARKING

Off road parking to rear for two cars side by side.

Tel: 01908 304480

## REAR GARDEN

Decking area and rear width patio. Timber shed. Gated access to side. Outside tap.

Freehold management charge for parking and communal spaces approx £280 per annum

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Road Map



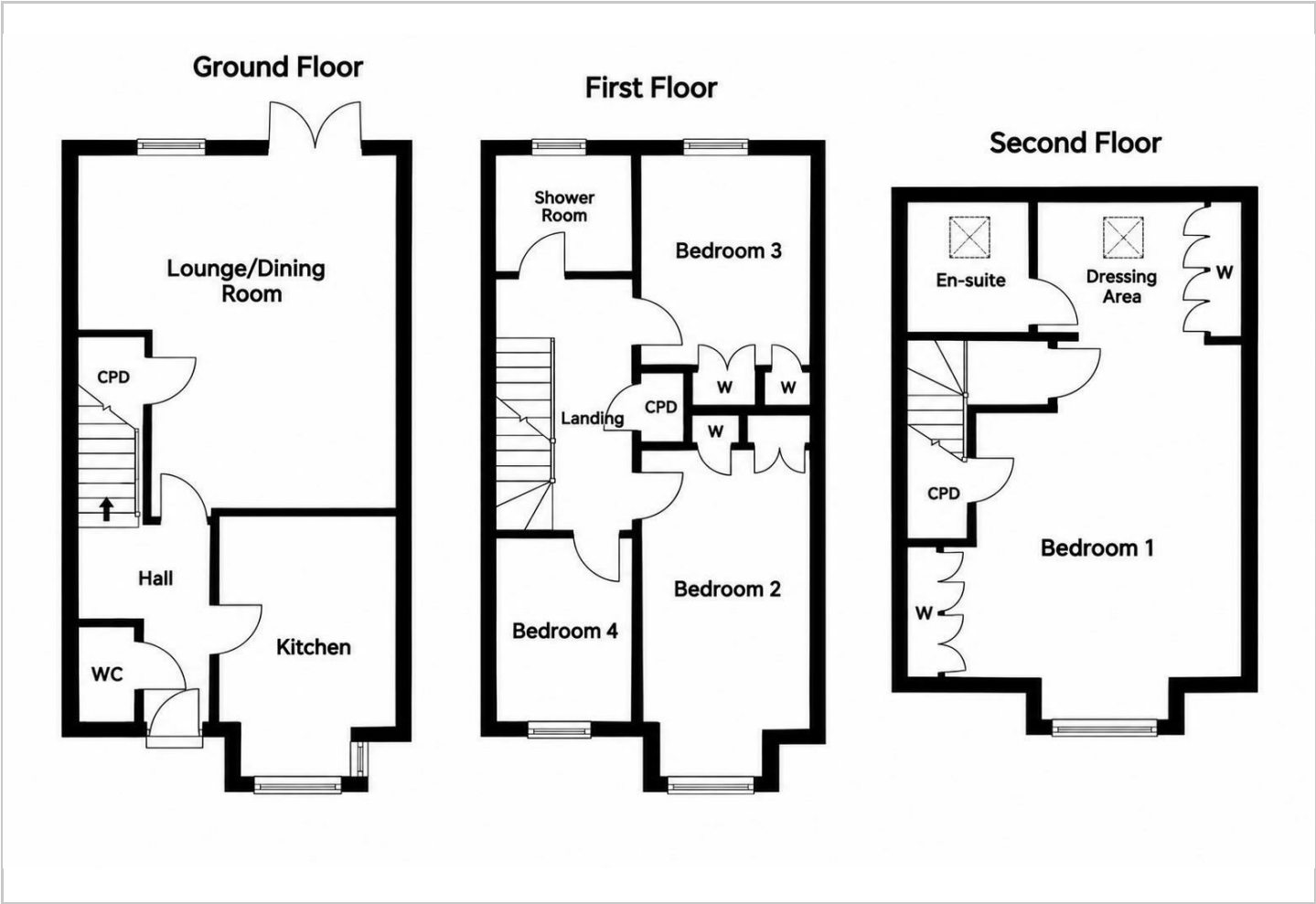
Hybrid Map



Terrain Map



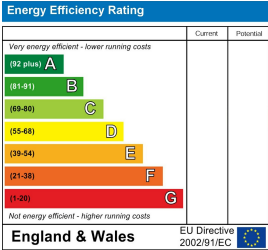
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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